

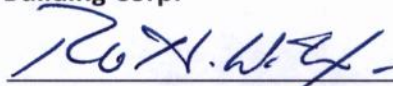


To the Honorable Council  
City of Norfolk, Virginia

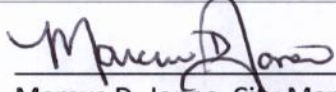
May 19, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of zoning from R-5 (Single-Family) to conditional R-8 (Single-Family) – Norfolk Building Corp.**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 4/7

Approved:   
Marcus D. Jones, City Manager

Item Number: **PH-3**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of zoning from R-5 to conditional R-8 to permit two single-family homes on the site.
- IV. **Applicant:** Norfolk Building Corp.
- V. **Description:**
  - The site is currently zoned R-5 which requires a minimum lot width of 100 feet and a minimum lot size of 10,000 square feet.
  - The applicant is proposing to subdivide the existing lot into two lots each with 54.45 feet in width and 10,890 square feet in size.
  - Acknowledging that this area contains a mix of lot sizes and is a neighborhood that is in transition, Council has approved 18 other similar rezonings to R-8 to allow for new construction in this neighborhood.
  - Both lots would slightly exceed the minimum lot width for the proposed R-8 zoning and would far exceed the minimum lot size (5,000) for the R-8 district; the proposed lot size conforms to the existing R-5 zoning.

Staff point of contact: Susan Pollock at 664-4765, [susan.pollock@norfolk.gov](mailto:susan.pollock@norfolk.gov)

**Attachments:**

- Staff Report to CPC dated April 23, 2015 with attachments
- Proponents and Opponents
- Ordinance



# City of NORFOLK

## Planning Commission Public Hearing: April 23, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GMH III*

Staff: Susan Pollock, CFM *SP*

Staff Report		Item No. 7	
Address	5857 Finney Street		
Applicant	Norfolk Building Corp.		
Request	Conditional Change of Zoning		
Property Owner	Norfolk Building Corp.		
Site Characteristics	Site Area	21,780 square feet	
	Zoning	From: R-5 (Single-Family)	To: Conditional R-8 (Single-Family)
	Neighborhood	Glenrock	
	Character District	Suburban	
Surrounding Area	North	R-13: (Moderately High Density Multi-Family) apartment building; IN-1 (Institutional) – Calvary Revival Church	
	East	R-5: single-family homes	
	South	Conditional R-8 and R-5: single-family homes	
	West	R-5: single-family homes	





#### **A. Summary of Request**

- This 21,780 square foot site is currently vacant.
- The applicant is proposing to rezone the property to allow two single-family homes.

#### **B. Plan Consistency**

- *plaNorfolk2030* designates this site as single-family traditional.
  - The identifying land use strategies chapter of *plaNorfolk2030* identifies the single-family traditional land use category as a location for single-family detached dwellings set back a moderate distance from the street and accessed by rear garages.
- Given that it is intended to permit the construction of two single family-homes on lots of approximately 50 feet in width, the proposed rezoning is consistent with *plaNorfolk2030*.

#### **C. Zoning Analysis**

##### **i. General**

- The site is currently zoned R-5 which requires a minimum lot width of 100 feet and a minimum lot size of 10,000 square feet.
- The applicant is proposing to subdivide the existing lot into two lots each with 54.45 feet in width and 10,890 square feet in size.
- Acknowledging that this area contains a mix of lot sizes and is a neighborhood that is in transition, Council has approved 18 other similar rezonings to R-8 to allow for new construction in this neighborhood.
- Both lots would slightly exceed the minimum lot width for the proposed R-8 zoning and would far exceed the minimum lot size (5,000) for the R-8 district; the proposed lot size conforms to the existing R-5 zoning.

##### **ii. Parking**

- For a single-family home in the Suburban Character District, two parking spaces are required.
  - Two parking spaces are provided on site.

##### **ii. Flood Zone**

- The property is in an X (Low to Moderate) Flood Zone.

#### **D. Transportation Impacts**

Institute of Transportation Engineers figures estimate that the net addition of one new single family homes on this site will generate 10 new vehicle trips per day.

#### **E. Impact on the Environment**

The development of two single-family homes in accordance with current zoning requirements should not negatively impact the surrounding neighborhood.

**F. Impact on Surrounding Area/Site**

By requiring this use to conform to the proffered condition listed below, the proposed single-family dwellings should not have a negative impact on the surrounding neighborhood.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

- Application was sent to the Glenrock Civic League on April 1.
- The applicant contacted the Glenrock Civic League on February 11, 2015.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on March 17.
- Letters were mailed to all property owners within 300 feet of the property on April 9.
- Legal notification was placed in *The Virginian-Pilot* on April 9 and April 16.

**J. Recommendation**

Staff recommends **approval** of the request subject to the proffered condition shown below:

1. The property shall be developed in accordance with Exhibit 1 "Proposed Subdivision" as prepared by Ward Holmes and dated Feb. 26, 2015.
2. The homes to be developed on the site shall be the "Norfolk Brighton Model" and the "Norfolk Windsor Model" as attached.

**Attachments**

Location Map

Zoning Map

Application

Notice to the Glenrock Civic League

## **Proponents and Opponents**

### **Proponents**

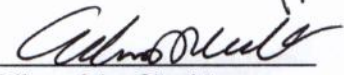
Jerry Miller  
1507 E. Bayview Boulevard, Suite B  
Norfolk, VA 23503

### **Opponents**

None



Form and Correctness Approved: 

By   
Office of the City Attorney

Contents Approved: 

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTY LOCATED AT 5857 FINNEY STREET FROM R-5 (SINGLE-FAMILY RESIDENTIAL) DISTRICT TO CONDITIONAL R-8 (SINGLE-FAMILY RESIDENTIAL) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the property located at 5857 Finney Street is hereby rezoned from R-5 (Single-Family Residential) District to Conditional R-8 (Single-Family Residential) District. The property is more fully described as follows:

Property fronting 109 feet, more or less, along the southern line of Finney Street beginning 644 feet, more or less, from the eastern line of Wellman and extending eastwardly; premises numbered 5857 Finney Street.

Section 2:- That the property rezoned by this ordinance shall be subject to the following condition:

- (a) Two single-family residences shall be constructed on the property after it is subdivided.
- (b) Each new home shall have a two-car, attached garage.
- (c) The home built on "Lot A" shall have a front elevation consistent with the "Brighton Model," attached hereto as "Exhibit A." The home built on "Lot B" shall have a front elevation consistent with the "Windsor Model," attached hereto as "Exhibit A."

Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

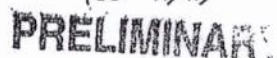
Section 4:- The Council hereby finds that this zoning

amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)



LOT 146  
SECTION 3  
NORTH ROLLESTON  
NORFOLK, VIRGINIA

PROJECT NO. 12-1106



LOT A BRIGHTON MODEL







LOT B WINDSOR MODEL



**Location Map**

**FINNEY STREET**

**NORFOLK BUILDING CORPORATION**

0 15 30 60  
Feet

N  
↑





# Zoning Map

RING ROAD

POPLAR HALL DRIVE

C-2

R-13

IN-1

IN-1

R-6

R-6

FINNEY STREET

FINNEY STREET

NORFOLK BUILDING CORPORATION

R-5

R-6

R-6

R-8

BARTEE STREET

R-6

R-5

R-8

R-6

0 30 60 120 Feet







## APPLICATION CHANGE OF ZONING

Date of application: 2/11/2015

### Change of Zoning

From: R5 Zoning To: Conditional R8 Zoning

### DESCRIPTION OF PROPERTY

Property location: (Street Number) 5857 (Street Name) Finney Street

Existing Use of Property: Vacant Land

Current Building Square Footage NA

Proposed Use Two (2) Single Family Residences

Proposed Building Square Footage Approx: 2,200 sq.ft. living area + 2 car garage per residence

Trade Name of Business (If applicable) NA

### APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) Norfolk Building Corp. (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 1507-B E. Bayview Blvd.

(City) Norfolk (State) VA (Zip Code) 23503

Daytime telephone number of applicant (757) 587-8801 Fax (757) 587-8978

E-mail address of applicant: millerrlty@aol.com

### DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

**Application  
Rezoning  
Page 2**

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Miller (First) Jerome (MI) President

Mailing address of applicant (Street/P.O. Box): 1507-B E. Bayview Blvd.

(City) Norfolk (State) VA (Zip Code) 23503

Daytime telephone number of applicant ( ) 587-8801 Fax ( ) 587-8978

E-mail address of applicant: millerrlty@aol.com

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

3. Name of property owner: (Last) SAME (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): \_\_\_\_\_

(City) \_\_\_\_\_ (State) \_\_\_\_\_ (Zip Code) \_\_\_\_\_

Daytime telephone number of owner ( ) \_\_\_\_\_ email: \_\_\_\_\_

**CIVIC LEAGUE INFORMATION**

Civic League contact: David Hicks (wewatchglenrock@live.com)

Date(s) contacted: email sent 2/11/2015

Ward/Super Ward information: Ward 4 Super Ward 7



See Proffered Conditions (attached)

**REQUIRED ATTACHMENTS**

- ✓ Required application fee, **\$705.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.
  - If accompanied with a necessary map amendment to the City's adopted general plan, *plaNorfolk2030*, an additional technology surcharge of **\$5** will be required.
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- ✓ One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- ✓ Written description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

**CERTIFICATION:**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Jerome Miller Sign: *Jerome Miller* 31 9 2015  
(Property Owner or Authorized Agent of Signature) (Date)  
President

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Applicant) (Date)

**ONLY NEEDED IF APPLICABLE:**

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
(Authorized Agent Signature) (Date)

**DEPARTMENT OF CITY PLANNING**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

# NORFOLK BUILDING CORP.

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1507-B EAST BAYVIEW BLVD. • NORFOLK, VIRGINIA 23503  
PHONE: (757) 587-8801

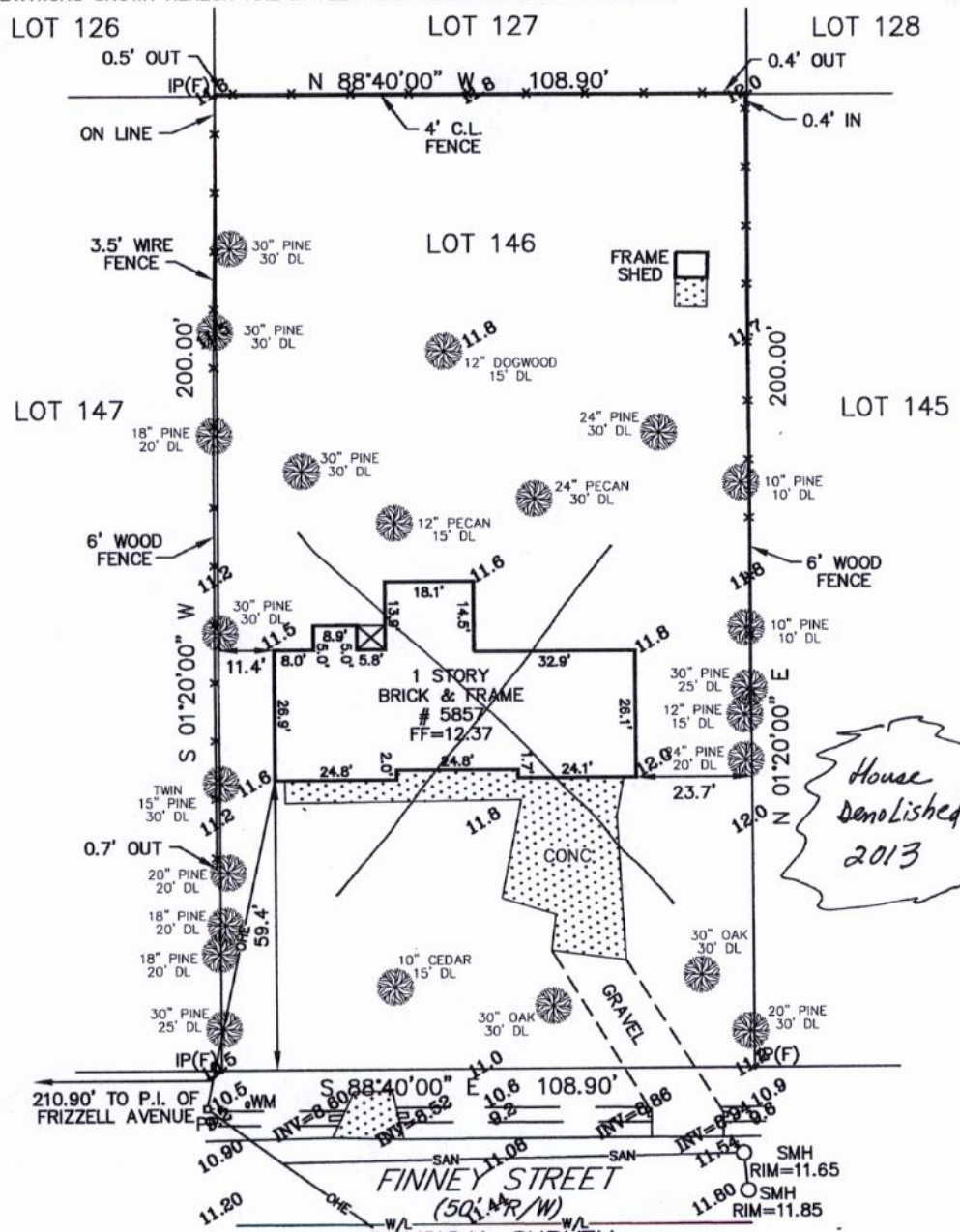
## PROFERRED CONDITONS

### 5857 Finney Street

1. Two single family residences to be developed on property after subdivision
2. Each new home shall have two car attached garages
3. Lot A = "Brighton" model (see attached elevation)  
Lot B = "Windsor" model (see attached elevation)

SIGNED: *Ward M. Holmes*

- 1) THE PROPERTY SHOWN HEREON APPEARS TO LIE IN "X"(UN-SHADED) FLOOD ZONE ACCORDING TO F.E.M.A. MAP PANEL NO. 510104-0145F, REVISED SEPT. 2, 2009.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ANY/ALL EASEMENTS AFFECTING THE PROPERTY.
- 3) ELEVATIONS SHOWN HEREON ARE IN FEET AND REFER TO NAVD-88 DATUM.



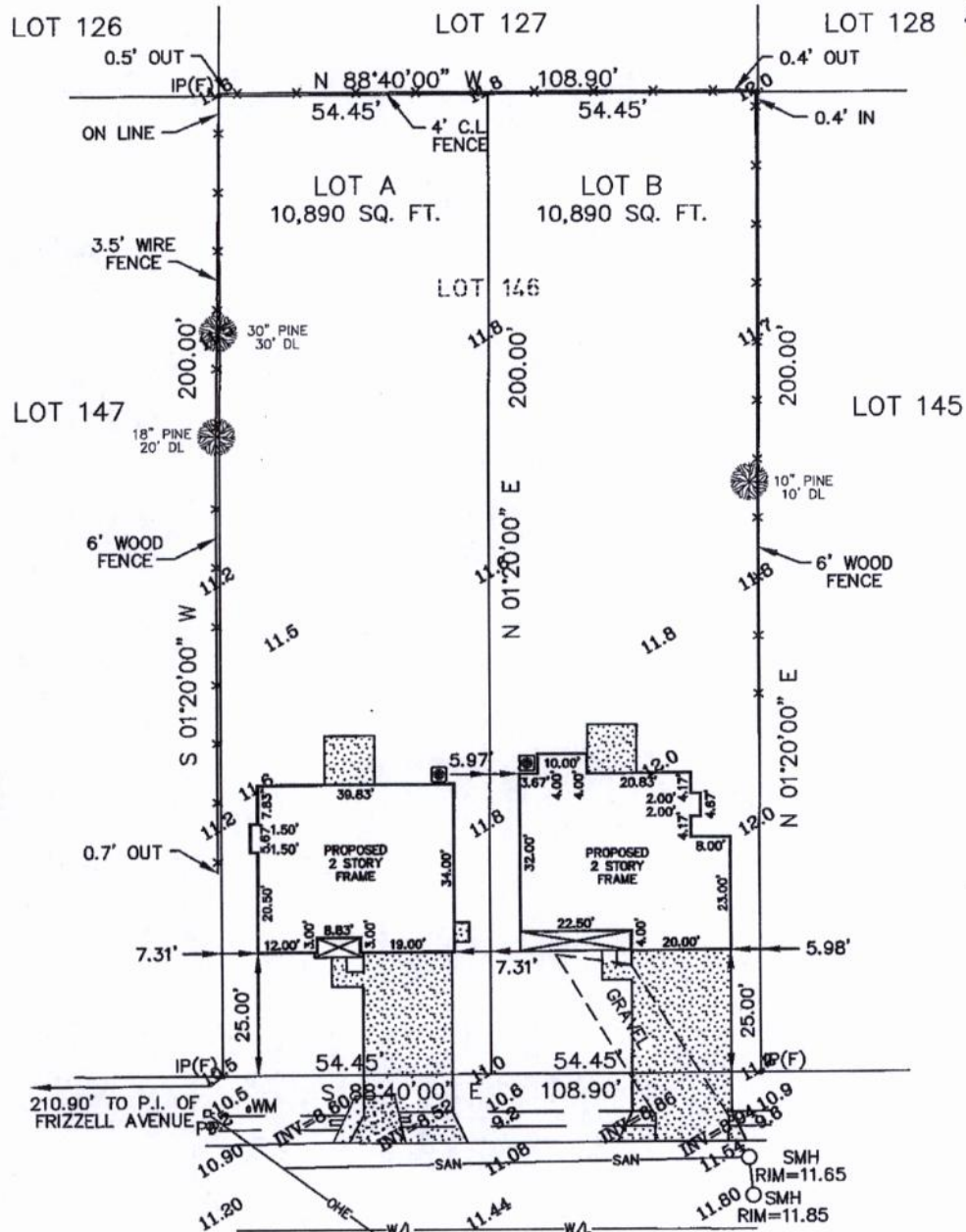
House  
Demolished  
2013

LOT 146  
SECTION 3  
NORTH ROLLESTON  
NORFOLK, VIRGINIA  
FOR  
NORFOLK BUILDING CORP.  
**WARD M. HOLMES**  
**LAND SURVEYOR, P.C.**  
**9225 GRANBY STREET**  
**NORFOLK, VIRGINIA 23503**  
**757-480-1230**



PROJECT NO. 12-1106





FINNEY STREET  
(50' R/W)

# PRELIMINARY

PROPOSED  
SUBDIVISION  
OF

LOT 146  
SECTION 3  
NORTH ROLLESTON  
NORFOLK, VIRGINIA

**WARD M. HOLMES**  
**LAND SURVEYOR, P.C.**  
 9225 GRANBY STREET  
 NORFOLK, VIRGINIA 23503  
 757-480-1230

DATE: FEB. 26, 2013  
SCALE: 1" = 30'  
NOTE: FOR PLAT SEE  
M.B.23 PG.7  
VA. BEACH, VA.



DRAWN BY: DHH

PROJECT NO. 12-1106